

**ZONING BOARD OF APPEALS
MEETING AGENDA**

**MONDAY, JULY 11, 2005
7:00 PM
TOWN HALL ANNEX
57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS:

III. PUBLIC HEARINGS:

1. #V200513—Frank & Victoria Randall for variances to Ellington Zoning Regulations, Section 5.2 Area & Yard Requirements Schedule: to reduce the front yard setback from 35 feet to 26 feet and to reduce the side yard setback from 10 feet to 9 feet for a 32' x 18' addition on property located at 31 Glenwood Road, APN 071-023-0000 in an A Zone. (Continued from the 6/6/05 meeting)
2. #V200509—FWL Enterprises, LLC for variances to Ellington Zoning Regulations, Section 7.7b(6)(a)(2) Detached Signs Permitted in C, PC, I, & IP Zones, Section 7.7d1(b) Minimum Parking & Loading Space Requirements, Section 7.7d2(e) Description of Parking Facilities, Section 7.7d5(a)&(c) Location of Parking Facilities, Section 7.7d7(b) Landscaping & Lighting: to allow existing detached sign within 11 feet of property line (required 15 feet); to not be required to comply with minimum parking & loading space, landscaping & lighting requirements for the new construction; to allow parking spaces that are 9 feet by 18 feet for parking spaces that are at 90 degrees (required 10 feet by 18 feet); to allow parking within 12 feet of a commercial structure (required 20 feet separation) & to allow parking within 20 feet of the front property line (required 30 feet); to allow interior landscaping at 12% (required 15%); for construction of four self-storage buildings, construction of a 1,500 sq. ft. one-story commercial building, construction of a 1,320 two-story commercial building and associated improvements and changes to existing restaurant/bar on property located at 117 Stafford Road, APN 148-087-0000 in a C Zone. (Continued from the 6/6/05 meeting)
3. #V200515—AGME Enterprize, LLC for variances to Ellington Zoning Regulations, Section 7.7b(6)(a)(2) Detached Signs Permitted in C, PC, I, & IP Zones and Section 7.7b(8)(b) Illumination; to allow for a detached sign within the required 15 foot setback from lot lines and to not require Planning and Zoning Commission review for interior illumination of said detached sign on property located at 55 West Road, APN 012-019-0000 in a C Zone.

IV. UNFINISHED BUSINESS:

1. General Discussion of Zoning Regulations

V. NEW BUSINESS: NONE

VI. ADMINISTRATIVE BUSINESS:

1. Approval of Meeting Minutes:
 - a. April 4, 2005 Meeting Minutes
 - b. June 6, 2005 Meeting Minutes
2. Correspondence:
 - a. Zoning Bulletin: Horace v. Zoning Board of Appeals of the Town of Salem
 - b. Memo to Dennis Milanovich from Matt Davis, dated 6/16/05 (R. Phillips Recommendation for Permanent Appointment)

VII. ADJOURNMENT: